

## **Maintenance Building Repairs**

### **Red Clay State Park**

1140 Red Clay Park Rd SW

Cleveland, TN 37311

**This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to replace roofing, spray foam insulation, replace windows, paint, upgrade lighting, and repair stairs. Contractors should have BC, BC-B, or BC-B(sm), BC-21-Roofing, and/or CE Licensing.**

#### **General Conditions**

- 1) On-Site work shall be performed between contract award and September 30, 2023, unless an exception is granted by the Facilities Management Regional Manager.
- 2) All work shall comply with state-approved versions of the IBC, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. Contractor is responsible for all permits and associated fees.
- 3) Only the Facilities Management Office can approve any alterations, modifications, or substitutions to the written scope, specifications, or requirements of the project. No additional work shall be authorized unless pre-approved by the Facilities Management Office.
- 4) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 5) All color selections to be determined by the Park or Hospitality Manager and approved by the Facilities Management Office.
- 6) All material substitutions must be pre-approved.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) Contractor is responsible for verifying actual dimensions prior to ordering any materials or bidding. No allowances shall be made due to any bidder neglecting to visit the site and verifying dimensions and conditions.

## General Specifications

1) Exterior:

- a) The contractor shall remove all roofing materials, replacing any damaged decking with like materials, install new underlayment, drip edge and install new 5 rib metal roofing.
- b) The contractor shall replace all soffit and fascia with wood grain fiber cement boards.
- c) The contractor shall install new K-type gutter, gutter guards, downspouts, and splash blocks.
- d) The contractor shall install new LED lighting to match existing.
- e) The contractor shall replace windows with new aluminum frame windows to match existing.
- f) The contractor shall be responsible for caulking all butt joints, inside and outside corners, door and window trim, and anywhere caulking is required.
- g) The contractor shall paint the structure with 2 coats of "Park Brown".

2) Interior:

- a) The contractor shall remove all ceiling insulation and styro-foam board.
- b) The contractor shall spray new closed-cell foam insulation on ceiling.
- c) The contractor shall replace all lighting with LED equivalents.
- d) The contractor shall replace storage staircase.
- e) The contractor shall paint walls in storage and restroom with colors chosen by Park Manager.
- f) The contractor shall install 2x2 drop ceiling in storage room and restroom and add insulation.
- g) The contractor shall run a new 220v 20 amp circuit and install a 2 pole 20 amp breaker and means of disconnect necessary to install a mini-split unit in storage room for Park document storage. The air handler shall be mounted on the center of the wall at 7 feet off of the floor. The compressor shall be mounted on wall brackets at a height of 4 feet above the ground.

### Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-approved Equal	Specific Requirements
Metal roof		26 gauge 5 rib metal roof panel with 45 year warranty
Soffit, Fascia	James Hardie, Allure	Fiber Cement with 30-year warranty
Gutters		K-style with leaf guards

Exterior Finish	Sherwin Williams, PPG	Exterior Acrylic Latex with Lifetime Limited Warranty
Caulking	Titebond, DAP	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher Or Latex Joint Sealant complying with ASTM C834
Foam insulation		4" of closed cell spray foam insulation
Interior Finish	Sherwin Williams, PPG	Interior Acrylic Latex with Lifetime Limited Warranty
Mini-Split	Bosch, Mr. Cool	Single Zone 6000-BTU 26.5 SEER Ductless Mini Split Air Conditioner and Heater with 15-ft Installation Kit

**Additional Conditions:**

This is a turnkey job. All aspects of this job shall be left in a finished condition: All finish work, interior and exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.

All bidders are advised to visit site to verify all conditions and dimensions. No allowances shall be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

*All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five percent (25%) of the contract price.*

Contractor shall be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities from any damage caused by the demo/construction. This shall include any underground utilities around the job site area. If damage occurs, it shall be repaired within a 24-hour period from the time damage occurs.

Contractor shall perform work on regular time and shall invoice work time and material not to exceed the quoted price. Any variance in quote shall be addressed with a representative of Facilities Management, East TN Regional Office (ETRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. Work shall be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.

Successful contractor shall schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor shall also schedule and attend a final inspection where a final inspection form shall be signed by Facilities Management, Contractor and Park Manager or park representative before invoice shall be paid.

The contractor shall protect areas adjacent to his work and shall be required to repair any damage he may cause. Contractor shall protect work of other trades. Contractor shall correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials shall be warranted as per manufacturer warranty.

All materials, equipment, and supplies shall be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and shall be presented for approval by the State of Tennessee representative: Facilities Surveyor, Facilities Manager or Park Manager.

Clean up of the project site shall be the responsibility of the contractor. Contractor shall assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor shall clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They shall be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site at all times.

Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work shall conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing shall conform to the latest and most current codes. All Fire Marshall approved projects shall have a Certificate of Occupancy issued at the completion of the project. All ADA projects shall have approval of the State of Tennessee Facilities Design Coordinator and shall be in compliance with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to Facilities Management, East TN Regional Office, 160 State Circle, Rocky Top, TN 37769, or to [deborah.g.smith@tn.gov](mailto:deborah.g.smith@tn.gov).

For scheduling contact:

Facilities Manager: Chad Young, 865-606-1551, [chad.young@tn.gov](mailto:chad.young@tn.gov)

Facilities Surveyor: Chris Mayeaux, 865-340-3287, [chris.mayeaux@tn.gov](mailto:chris.mayeaux@tn.gov)